



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE.

In reply quote No.

BUILDING OPERATIONS

South Australia

Bulletin No. 16 of 1959.

A summary of building operations on this page is followed by further details of types of houses, other new buildings, dwellings in local government areas and employment. Definitions of terms used in this bulletin are found on page 5.

NEW BUILDINGS

The total value of all new buildings completed during 1958/59, £44,394,000, was the highest recorded in this State, as also was the value of "Other New Buildings", £14,541,000. The number of new houses completed in 1958/59, 8,143, is the highest since the record number of 8,945 in 1952/53, while in the same period the number of new flats completed rose from 58 to a new record of 640 in 1958/59.

New Buildings Commenced, Completed and Under Construction

Period	Houses		Flats		Factories		Other New Buildings	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
June 1955	7,190	21,205	72	151	130	2,436	6,154	29,946
1956	8,377	25,566	131	324	158	2,433	14,879	43,202
1957	6,832	21,501	295	655	138	3,060	6,672	31,888
1958	6,951	22,497	499	1,084	108	1,096	10,982	35,659
1959	8,125	26,043	751	1,836	164	3,001	11,858	42,738
Quarter ended -								
Sept. 1958	1,914	6,087	256	713	45	1,121	2,914	10,835
Dec.	1,897	6,052	229	513	44	847	2,755	10,167
Mar. 1959	1,958	6,312	94	202	33	553	2,610	9,677
June	2,356	7,592	172	408	42	480	3,579	12,059
Sept.	2,265	7,369	177	450	29	326	4,682	12,827
COMPLETED DURING PERIOD								
Year ended -								
June 1955	7,323	20,656	105	222	105	1,167	5,036	27,081
1956	7,721	23,281	86	194	178	4,489	5,753	33,717
1957	7,193	22,802	230	517	143	2,024	8,654	33,997
1958	7,606	24,703	372	870	143	2,518	9,956	38,047
1959	8,143	26,260	640	1,558	135	2,035	14,541	44,394
Quarter ended -								
Sept. 1958	12,041	6,574	163	393	25	261	2,503	9,731
Dec.	2,038	6,595	201	500	38	856	6,105	14,056
Mar. 1959	1,832	5,878	148	370	34	440	2,784	9,472
June	2,232	7,213	128	295	38	478	3,149	11,135
Sept.	2,157	7,016	152	356	47	1,061	2,880	11,313
UNDER CONSTRUCTION AT END OF PERIOD								
June 1955	5,602	16,275	82	165	99	4,307	6,107	26,854
1956	6,252	18,990	121	303	77	2,367	15,336	36,996
1957	5,854	18,186	184	437	72	3,509	14,660	36,792
1958	5,199	16,534	311	661	37	2,116	16,026	35,337
1959	5,181	16,717	422	978	66	3,011	13,398	34,104
Sept. 1958	5,072	16,102	404	984	57	2,982	16,485	36,553
Dec.	4,931	15,705	432	995	63	2,977	13,146	32,823
Mar. 1959	5,057	16,292	378	866	62	3,089	12,962	33,209
June	5,181	16,717	422	978	66	3,011	13,398	34,104
Sept.	5,289	17,128	447	1,082	48	2,288	15,293	35,791

NEW HOUSES

Although the total number of houses (excluding flats) built during the last three years has been increasing generally, both commencements and completions of owner-built houses are decreasing. At 30th September, 1959, there were 1,397 owner-built houses under construction, the lowest number since 30th June, 1950, when 1,197 owner-built houses were being built.

Contract Built and Owner Built Houses

Period	Contract Built				Owner Built			
	Brick, Stone etc.		Other		Brick, Stone etc.		Other	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
June 1957	4,169	13,345	884	2,348	1,439	4,981	340	827
1958	4,694	15,539	829	2,208	1,149	4,060	279	690
1959	5,780	19,018	1,093	2,918	1,016	3,565	236	542
Quarter ended -								
Sept. 1958	1,359	4,395	204	537	284	999	67	156
Dec.	1,243	4,123	303	793	282	982	69	154
Mar. 1959	1,435	4,754	275	748	201	707	47	103
June	1,743	5,746	311	840	249	877	53	129
Sept.	1,780	5,903	254	681	183	673	48	112
COMPLETED DURING PERIOD								
Year ended -								
June 1957	4,361	14,096	1,130	2,995	1,415	5,005	287	706
1958	4,750	15,707	983	2,597	1,523	5,516	350	883
1959	5,515	17,968	937	2,515	1,388	5,036	303	741
Quarter ended -								
Sept. 1958	1,396	4,513	239	650	340	1,242	66	169
Dec.	1,335	4,352	193	505	417	1,511	93	227
Mar. 1959	1,194	3,924	226	591	328	1,159	84	204
June	1,590	5,179	279	769	303	1,124	60	141
Sept.	1,602	5,312	269	738	233	836	53	130
UNDER CONSTRUCTION AT END OF PERIOD								
June, 1957	3,132	9,621	386	1,016	1,997	6,703	339	846
1958	3,080	9,676	228	641	1,623	5,546	268	671
1959	3,345	10,832	384	1,048	1,251	4,335	201	502
Sept. 1958	3,043	9,511	193	530	1,567	5,391	269	670
Dec.	2,951	9,341	303	818	1,432	4,937	245	609
Mar. 1959	3,192	10,260	352	974	1,305	4,547	208	511
June	3,345	10,832	384	1,048	1,251	4,335	201	502
Sept.	3,523	11,438	369	996	1,201	4,206	196	488

The 1,240 "other" type houses completed during 1958/59 comprised 1,109 fibro cement valued at £2,850,000 and 131 other types of construction, mainly weatherboard, with a value of £406,000. During the September quarter 1959, these types of houses completed were 297 (£785,000) and 25 (£83,000) respectively.

OTHER NEW BUILDINGS

The following tables show number and value of other new buildings classified according to type of building.

"Other New Buildings" include shops, offices, etc. with dwelling attached.

Number of Other New Buildings

Type	Year ended June			Quarter ended				
	1957	1958	1959	Sept. 1958	Dec. 1958	Mar. 1959	June 1959	Sept. 1959
COMMENCED DURING PERIOD								
Shops	127	131	152	39	30	41	42	36
Offices	27	40	39	15	4	10	10	21
Other Business Premises	121	108	213	56	54	31	72	68
Educational	188	183	176	49	58	33	36	46
Health	20	25	28	8	6	7	7	4
Total (a)	680	651	826	234	209	170	213	213
COMPLETED DURING PERIOD								
Shops	140	139	153	25	44	33	51	37
Offices	41	37	46	15	12	11	8	15
Other Business Premises	125	118	170	35	54	43	38	52
Educational	166	187	182	56	43	37	46	36
Health	26	24	26	3	10	2	11	8
Total (a)	692	676	776	169	212	187	208	204
UNDER CONSTRUCTION AT END OF PERIOD								
Shops	80	72	71	86	72	80	71	70
Offices	26	29	22	29	21	20	22	28
Other Business Premises	52	43	86	64	64	52	86	102
Educational	85	81	75	74	89	85	75	85
Health	28	28	30	33	29	34	30	26
Total (a)	359	335	385	400	397	380	385	394

Value of Other New Buildings (£'000)

Type	Year ended June			Quarter ended				
	1957	1958	1959	Sept. 1958	Dec. 1958	Mar. 1959	June 1959	Sept. 1959
COMMENCED DURING PERIOD								
Shops	676	745	1,100	278	208	360	254	326
Offices	523	1,733	811	143	44	518	106	859
Other Business Premises	1,039	1,790	2,596	564	621	506	905	798
Educational	1,800	3,190	2,707	605	874	494	734	1,503
Health	530	1,655	1,308	360	243	80	625	96
Total (a)	6,672	10,982	11,858	2,914	2,755	2,610	3,579	4,682
COMPLETED DURING PERIOD								
Shops	651	750	1,404	191	314	530	369	192
Offices	1,657	1,732	1,075	259	583	137	96	248
Other Business Premises	1,399	1,689	2,309	697	768	380	464	513
Educational	1,568	1,343	2,732	671	431	1,003	627	395
Health	1,453	2,214	4,389	100	3,515	64	710	582
Total (a)	8,654	9,956	14,541	2,503	6,105	2,784	3,149	2,880
UNDER CONSTRUCTION AT END OF PERIOD								
Shops	932	940	660	1,032	928	770	660	795
Offices	2,012	2,070	1,808	1,955	1,417	1,788	1,808	2,421
Other Business Premises	1,129	1,237	1,549	1,104	959	1,087	1,549	1,929
Educational	1,414	3,232	3,167	3,164	3,598	3,072	3,167	4,248
Health	7,160	6,888	3,787	7,148	3,875	3,890	3,787	3,311
Total (a)	14,660	16,026	13,398	16,485	13,146	12,962	13,398	15,293

(a) Includes other types of buildings (hotels, guest houses and buildings for religion, entertainment, recreation and miscellaneous purposes).

NEW DWELLINGS IN LOCAL GOVERNMENT AREAS

In recent years, a considerable proportion of home building has been concentrated in a few local government areas. During 1958/59, dwellings completed in the Corporations of Enfield and Marion and the District Council of Salisbury (which includes Elizabeth) accounted for 34.7% of the State total.

No. of dwellings - Permits & Completions (a)

Local Government Area	Year ended June			Quarter ended				
	1957	1958	1959	Sept. 1958	Dec. 1958	Mar. 1959	June 1959	Sept. 1959
Permits and Authorizations (b)								
Metropolitan:								
Brighton	309	461	366	137	89	54	86	93
Burnside	278	309	336	87	70	82	97	72
Campbelltown	657	317	461	145	78	123	115	161
Enfield	546	791	798	184	217	170	227	190
Marion	883	1,085	895	318	130	288	159	252
Mitcham	433	456	594	122	104	124	244	140
Port Adelaide	243	221	259	67	78	59	55	56
West Torrens	564	429	368	123	81	91	73	167
Woodville	343	327	674	263	136	139	136	107
Other Metropolitan (c)	518	709	747	172	244	128	203	216
Total	4,774	5,105	5,498	1,618	1,227	1,258	1,395	1,454
Country:								
Mt. Gambier Corp'n	223	285	183	58	34	24	67	14
Noarlunga D.C.	104	139	107	28	42	13	24	43
Pt. Augusta Corp'n	27	105	69	15	8	32	14	26
Pt. Lincoln Corp'n	90	105	85	31	15	7	32	9
Pt. Pirie Corp'n	29	74	27	3	10	4	10	14
Salisbury D.C.	952	899	1,243	202	263	98	680	216
Teatree Gully D.C.	84	145	197	56	25	45	71	59
Whyalla Town Comm.	71	117	417	53	181	51	132	28
Other Country (c)	852	862	1,067	291	282	242	252	304
Total	2,432	2,731	3,395	737	860	516	1,282	713
Total State	7,206	7,836	8,893	2,355	2,087	1,774	2,677	2,167
Completions								
Metropolitan:								
Brighton	307	375	527	88	128	151	160	94
Burnside	286	288	307	76	85	72	74	74
Campbelltown	351	627	435	108	102	88	137	111
Enfield	809	681	883	220	220	194	249	259
Marion	1,070	974	995	302	273	193	227	252
Mitcham	470	503	454	112	115	98	129	126
Port Adelaide	156	220	248	51	64	66	67	50
West Torrens	375	478	423	122	92	116	93	151
Woodville	334	332	523	105	117	116	185	185
Other Metropolitan	757	590	775	218	238	136	183	154
Total	4,915	5,068	5,570	1,402	1,434	1,230	1,504	1,456
Country:								
Mt. Gambier Corp'n	243	289	215	85	59	24	47	40
Noarlunga D.C.	41	86	82	17	20	27	18	22
Pt. Augusta Corp'n	96	66	72	12	26	22	12	15
Pt. Lincoln Corp'n	60	106	82	24	25	20	13	16
Pt. Pirie Corp'n	55	72	67	27	13	16	11	13
Salisbury D.C.	851	1,020	1,186	281	295	251	359	330
Teatree Gully D.C.	49	86	153	34	39	47	33	44
Whyalla Town Comm.	22	80	165	29	35	39	62	79
Other Country	1,114	1,137	1,226	297	305	313	311	305
Total	2,531	2,942	3,248	806	817	759	866	864
Total State	7,446	8,010	8,818	2,208	2,251	1,989	2,370	2,320

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required throughout country districts. (c) Includes government authorizations.

EMPLOYMENT

Persons employed by builders constructing new buildings at 30th September, 1959, totalled 12,911, representing a new record for the industry.

Employment on New Buildings

	Sept. 1955	Sept. 1956	Sept. 1957	Sept. 1958	Dec. 1958	Mar. 1959	June 1959	Sept. 1959
Contractors	844	762	716	677	689	685	697	703
Subcontractors	1,873	1,722	1,870	2,040	2,222	2,242	2,300	2,631
Wage Earners	8,544	8,677	8,505	8,749	9,373	9,226	9,639	9,577
Carpenters	3,359	3,399	3,320	3,308	3,474	3,463	3,688	3,750
Bricklayers	1,858	1,698	1,690	1,807	1,894	1,793	1,923	2,004
Painters	953	872	961	942	1,069	1,035	1,058	1,039
Electricians	467	468	501	554	570	571	575	643
Plumbers	826	844	877	919	971	981	981	1,094
Builders' Labourers	1,992	2,054	1,986	2,038	2,196	2,137	2,207	2,257
Other	1,806	1,826	1,756	1,898	2,110	2,173	2,204	2,124
Total	11,261	11,161	11,091	11,466	12,284	12,153	12,636	12,911

DEFINITIONS

Owner-built Houses - An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

Commencements - Generally speaking, a building is not recorded as being commenced until the foundations have been laid.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied.

Under Construction - Once a building is commenced, it is classified as "Under Construction" until it is completed, even though work may have been temporarily suspended.

Values - All values shown exclude the value of land and represent the estimated value of buildings upon completion.

Employment - Figures relate to persons actually working on a specified day on the jobs of contractors who undertake the erection of new buildings and of Government instrumentalities which erect new buildings on their own account. They include persons actually engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and instrumentalities. Men working as or for sub-contractors and men temporarily laid off due to weather are included.

The figures exclude persons working on owner-built houses and employees of builders who undertake only alterations, additions, repairs and maintenance.

Additions and Alterations - Major new additions to existing buildings are included as new buildings, but minor alterations, additions, repairs and renovations are excluded.

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